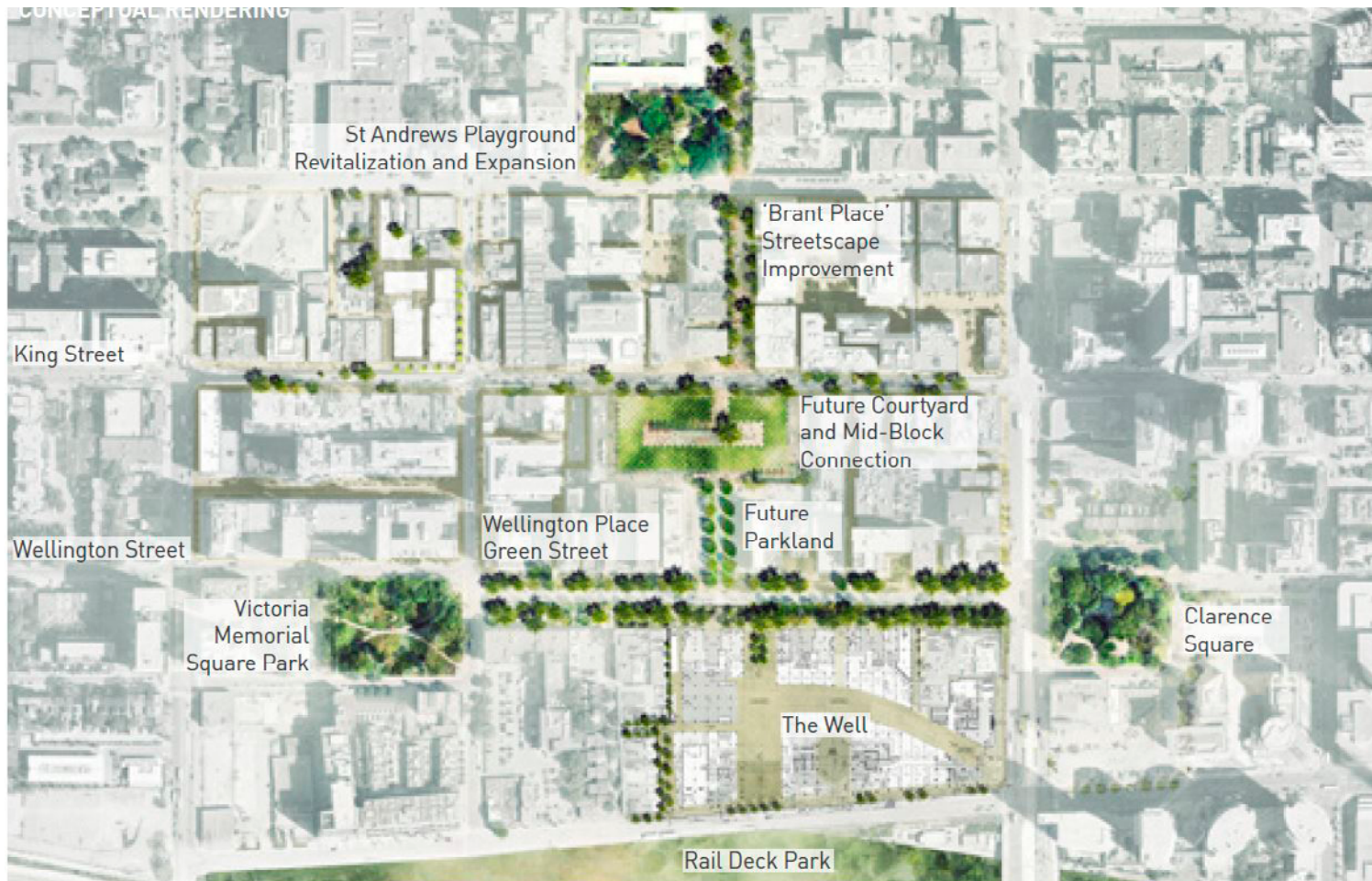


Public realm improvements continue to taken place in the King-Spadina Secondary Plan Area by:

- Parkland dedication through development applications
- Improvements to existing parks and open spaces
- Provision of privately owned publicly-accessible spaces (POPS) through the development applications review process
- Creation of new mid-block connections
- Creation and/or enhancement of existing mid-block connections
- Streetscape improvements through development applications and/or capital works



Map 7. West Rail District - Extracted from Downtown Parks and Public Realm Plan, Design and image: Public Work

2.1 Existing and Planned Parks and Open Spaces

2.1.1 Existing and Planned Public Parks

There are only a few major public parks and open spaces in the King-Spadina Secondary Plan Area. These public open spaces can have different programming and are designed for different purposes and activities. Map 6 on page 15 highlights the existing public parks and open spaces within the King-Spadina Secondary Plan Area, as well as open spaces that are located at the periphery of the area and beyond. Three existing major open spaces in the King-Spadina Area: Clarence Square; Victoria Memorial, and St. Andrew's Playground are within West Rail Park District as identified in the Downtown PPR Plan (Map 7 on page 16).

The parks and open spaces within the Secondary Plan Area or at the periphery of it include:

Clarence Square: Clarence Square is the only large public park within the Spadina Precinct that serves primarily as a passive green space for the area. It was conceived in the early 19th century as a residential urban park. It forms one part of the historic civic plan for the area that includes a broad Wellington Street West anchored by Clarence Square and Victoria Memorial Park. On the north side, it is framed by 2 storey historic Georgian townhouses. The integrity of the Square remains intact to this day and it is an important public space that serves the area. This park has been recently improved and made pet-friendly with a Dog Off-Leash Area.

Victoria Memorial: Victoria Memorial is located close to the westerly edge of the West Precinct. It terminates Wellington Street West and creates a direct connection to Clarence Square on the east side of Spadina Avenue. This reflects the historic vision of a green corridor connecting the two parks through Wellington Street West. This park is a



Figure 4. Clarence Square in Spring



Figure 5. Victoria Memorial

passive open space which is surrounded by many mid-rise buildings. It was built in the 18th century as a burial place for those affected by the Fort York war. At the beginning, it was known as St. John's Square and later became a part of Fort York National Historic Site. The park has monuments remembering those who lost their life in the war.

St. Andrew's Playground: St. Andrew's Playground is located in the middle of the West Precinct along Richmond Street West. It faces onto Brant Street and Maud Street to the west and east respectively. It has a playground for children and a small Dog Off-leash Area. St. Andrew's Playground is the top vertex of a triangle that consists of the three major open spaces within the King-Spadina Secondary Plan Area. It was originally a part of a market built in the early 19th century. In 1889 the south part of the property was used as a park and in 1909 it became the St. Andrew's Playground.

David Pecaut Square: David Pecaut Square is located adjacent to the King-Spadina Secondary Plan Area, on the south side of King Street West, between John and Simcoe Streets. It extends from King Street West to Wellington Street West and serves as the most active square within the Entertainment District and is constantly used by office workers, visitors and residents. It is in the form of an urban plaza, which is a combination of hard and soft landscape that accommodates many special events and programs throughout the year.



Figure 6. St. Andrew's Playground



Figure 7. Outdoor activity in David Pecaut Square

Simcoe Park: Simcoe Park, located between Wellington Street West and Front Street West is another urban park just outside the Secondary Plan Area. It creates a green connection between Front Street West and David Pecaut Square through two mid-block connections, which will be discussed later in this section.

Isabella Valancy Crawford Park: This park is located on the southwest corner of John Street and Front Street West within the Railway Lands and across the street from the southerly boundary of King-Spadina Secondary Plan Area. This park is leased by the City of Toronto and has been named after Canadian poet Isabella Valancy Crawford.

Other smaller public open spaces: The open space at the northeast corner of Peter Street and Richmond Street West (129 Peter Street) has recently been constructed as an urban plaza. Similarly the triangular space at the northwest corner of Richmond Street West and Spadina Avenue has been enhanced through public art, planters, places to sit and an outdoor café.

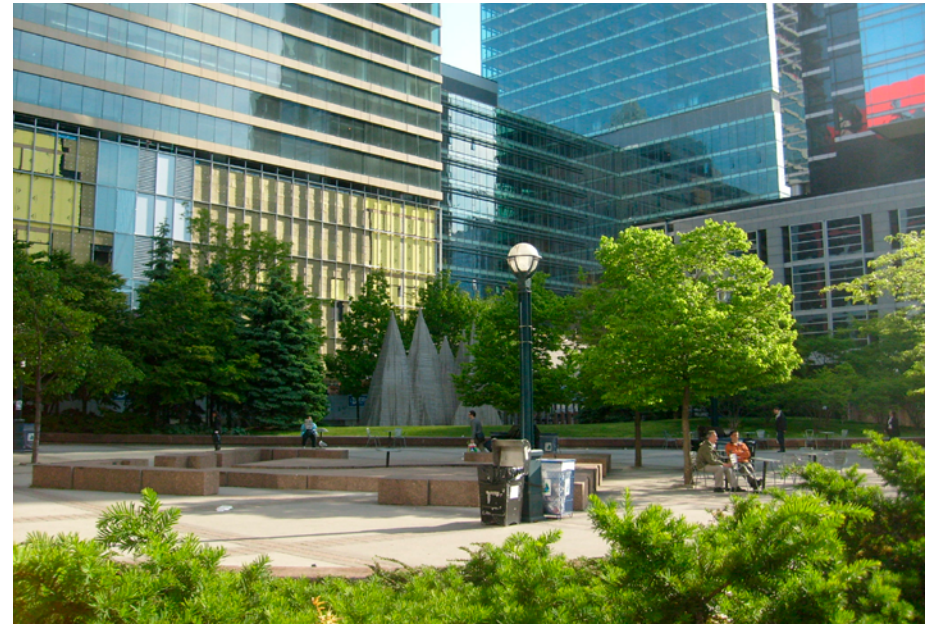


Figure 8. View of Simcoe Park from Front Street West



Figure 9. Public art at the northwest corner of Spadina Avenue & Richmond Street West



Figure 10. Recently built urban plaza at the northeast corner of Peter Street & Richmond Street West



Map 8. Planned public parks within King-Spadina Secondary Plan Area

2.1.2 On-site Parkland Dedication:

The City of Toronto has been working with applicants of new developments to provide on-site parkland dedication throughout the King-Spadina Secondary Plan Area, where possible. A number of these on-site parklands are mentioned below:

Dr. George Robert Grasset Park (Cinema Tower):

This parkland is located at the northeast corner of Adelaide Street West and Widmer Street in front of the Cinema Tower. The land was secured until the design of the park started. The park has been named after Dr. George Robert Grasset, who helped cure Irish immigrants in the 19th century suffering from epidemic illnesses. Also, it reflects the history of the site where the first brick hospital of Toronto existed. The park construction and design is a collaboration between the City of Toronto and the Irish Park Foundation.

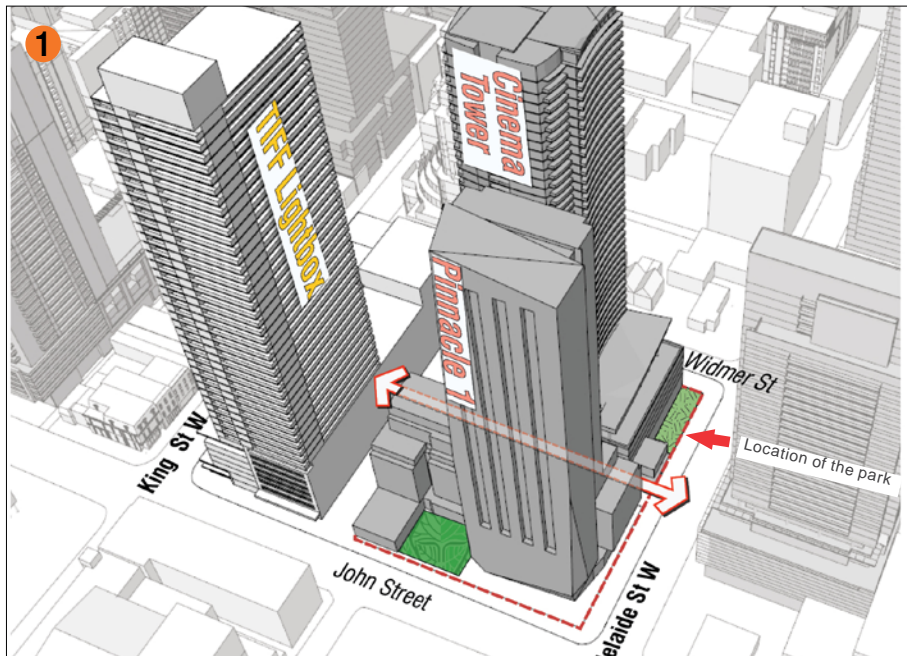


Figure 11. Illustrative rendering of the privately owned, publicly accessible open space and park on Adelaide and John Streets



Figure 12. Illustrative rendering of the Dr. George Grasset Park (Image: Canada Ireland Foundation)



Figure 13. View from the on-site parkland space at Cinema Tower (Dr. Grasset Park site)

525 Adelaide Street West:

A recently built building located at 525 Adelaide Street West (Musee) has an on-site parkland dedication along Adelaide Place. This park is about 800 sq.m and has been recently completed. The park will also be accessed through a galleria in the building that can be accessed from Adelaide Street West.



Figure 14. Illustrative rendering of proposed park at 525 Richmond Street West and on Adelaide Place

543 Richmond Street West:

This project, an under construction 15 storey mixed-use building within the West Precinct, will deliver an on-site parkland dedication along Portland Street with an area of 551 sq.m. The design of the park is in process.

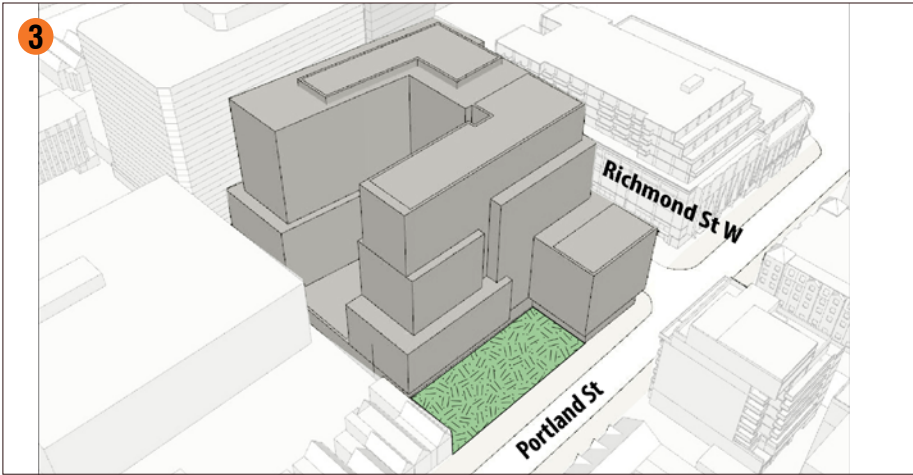


Figure 15. Illustrative rendering of proposed park at 543 Richmond Street West



Figure 16. The park at 525 Adelaide Street West, located along Adelaide Place

400 Front Street West

As a part of the 400 Front Street West recently approved development, a parkland dedication was requested by City Staff. The planned park is 1,608 sq.m and stretches north-south, creating a mid-block connection from Front Street West to Clarence Square. This park also complements an existing mid-block connection which was built as a part of the 352 Front Street West building. This site was one of the properties identified as "sites under study with potential for public realm enhancements" in the 2014 King-Spadina East Precinct Public Realm Strategy Plan.

The detailed design of the park is still in progress as a collaboration between City staff and the applicant.

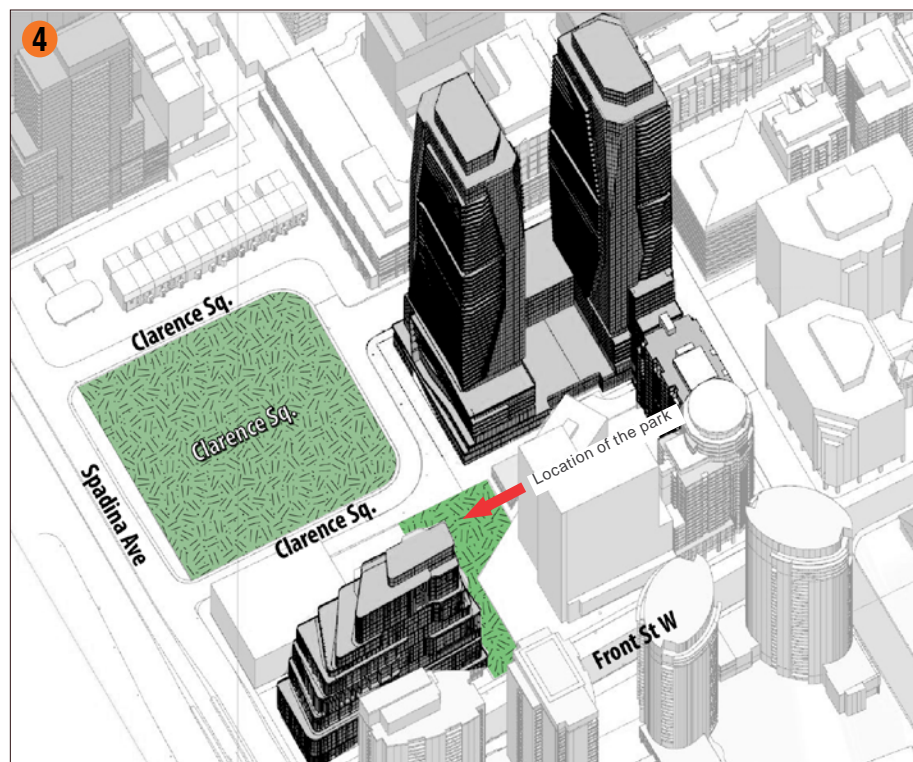


Figure 17. On-site parkland dedication at 400 Front Street West

2.1.3 Off site Parkland Dedication

The C Lounge on Wellington Street West: Another important planned park is located on Wellington Street West and within the West Precinct. The existing building, formerly known as C Lounge at 456 Wellington Street West, will be removed and will be replaced by a public park. This property is across the street from "The Well" site on Wellington Street West. The presence of this future park will enhance and complement "The Well"'s planned open space initiatives and will be well connected to other important public realm enhancements that will be described later in this document.

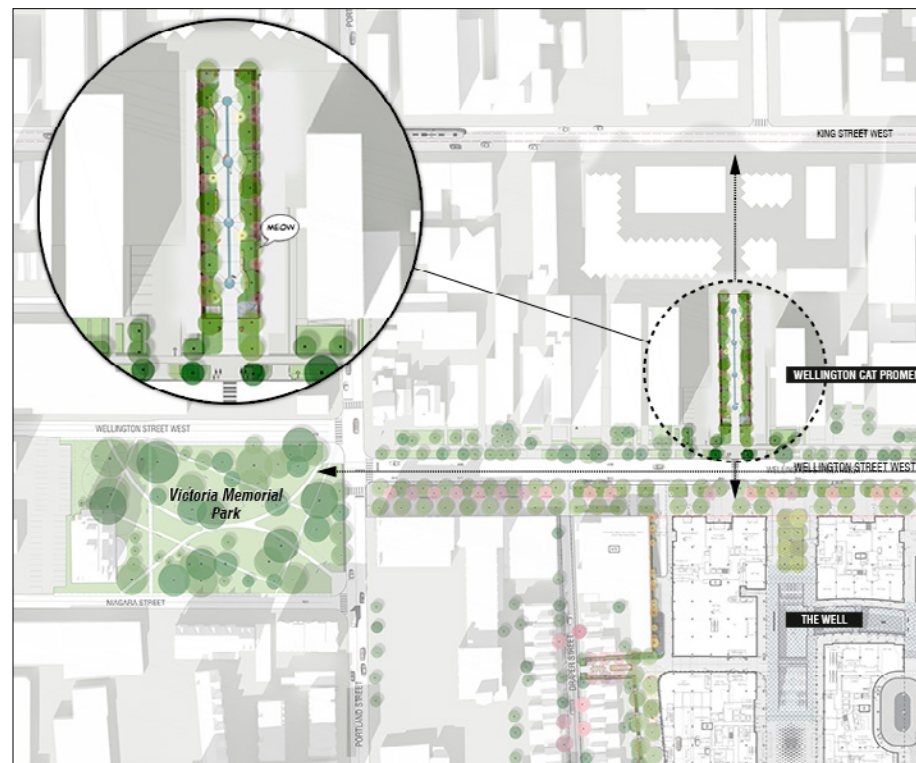


Figure 18. High level design of off-site parkland on the former C Lounge property, Design and image: Claude Cormier + associés

2.1.4 Parkland Acquisition

As described previously, the King Spadina Secondary Plan Area is in a Parkland Study and Acquisition Priority Area. This is particularly relevant for the East Precinct which has been intensified dramatically in the past few years.

Map 10 on page 26 shows a diagram of the existing parks within a 5 minute walking distance of the King-Spadina Secondary Plan Area. It demonstrates that a major open space is particularly lacking in the northern half of the East Precinct. The "King-Spadina Secondary Plan Review" (June 2006) by The Planning Partnership, Sweeny Sterling Finlayson & Co, John Swallow Association and Goldsmith Borgal & Co. articulates the same conclusion in the following statement: *"Acquisition of parkland in the northeast quadrant (of East Precinct) will greatly benefit the residents (and visitors) of this area."* (Map 9).

229 Richmond Street West

Beginning in 2013 and as part of this Public Realm Strategy, staff evaluated all the soft sites in the area for potential parkland acquisition, as well as other forms of public realm enhancement.

Evaluation criteria of soft sites for park included:

- Parking lots
- Buildings in poor physical condition
- Under-zoned buildings

Since 2013, staff evaluated these potential park sites based on:

- shadow impact of the surrounding context, including under construction and approved buildings in the area
- size and configuration of the potential sites for parkland
- location of the soft sites in relation to the larger public realm network
- Views and accessibility.



Map 9. Map extracted from page 57 of the "King - Spadina Secondary Plan Review" (June 2006) by The Planning Partnership, Sweeny Sterling Finlayson & Co, John Swallow Association and Goldsmith Borgal & Co.